



Public Notice

Applicant:
Mercer Mill, LLC

Date:
Published: June 16, 2004
Expires: July 15, 2004

**U.S. Army Corps
of Engineers**

In Reply Refer To:

Buffalo District CELRB-TD-R RE: 88-850-14(2) Section: NY 10 and 404

**Application for Permit under Authority of
Section 10 of the Rivers and Harbors Act of 1899 and
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

Mr. James Orlando, dba Mercer Mill Development, L.L.C., 30 Oswego Street, Baldwinsville, New York 13027, has requested a Department of the Army (DA) permit to renovate the existing Mercer Mill and I.P.P. Mill into the Mercer Mill Inn. The mills are located on the Seneca River at Paper Mill Island, 4 Syracuse Street, in the Village of Baldwinsville, Onondaga County, New York.

The project consists of the following:

1. Filling the two raceway ponds for the construction of parking space for the Inn. Pond 1 is a constructed raceway for the I.P.P. Mill and is approximately 0.25 acres in size. Pond 1 is connected to the canal at the lock. Steel sheets would be installed in existing slots under the bridge separating the pond from the canal to dewater the pond prior to filling. Pond 2 is a constructed raceway for the existing Mercer Mill, and is approximately 0.19 acres in size. Pond 2 receives water from two - 4 foot culverts from Raceway Pond 1 (see Sheet 4 of 10). The raceway ponds were constructed for mill operations and provide little habitat value. They contain stagnant water and often collect trash and debris.
2. Construction of a banquet room and walkway over the tailrace of the Mercer Mill. The banquet room and walkway would be supported by 3 piers, one of which would be located below the Ordinary High Water (OHW) of the river. The banquet room and walkway will extend approximate 35 feet long by 67 feet wide over the OHW of the river (see Sheet 10 of 10).
3. Installation of bank stabilization between the mills along the Seneca River. Approximately 260 cubic yards of concrete and stone will be placed below OHW along 150 linear feet of bank (see Sheet 7 of 10).
4. The applicant received affirmation of Nationwide Permit numbers 3 and 33 to install a cofferdam at the tailrace to do emergency repairs to the foundation of the building/tailrace. The cofferdam would also provide for temporary access during construction of the banquet room if authorized. The cofferdam will consist of large limestone, which

was previously used as a cofferdam in the river for repairs to the Seneca Hydro Plant across the river. The cofferdam will be approximately 104 feet long by 15 feet wide at top width, with approximately 350 cubic yards of stone below the Ordinary High Water mark (see Sheet 6 of 10).

The purpose of the project is to renovate the existing mills into an Inn and restaurant.

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Margaret A. Crawford, who can be contacted by calling (315) 255-8090, or by e-mail at: margaret.a.crawford@usace.army.mil

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the New York State Department of Environmental Conservation.

Based on preliminary findings, the Barge Canal System is listed in the National Register of Historic Places and is located adjacent to the proposed project. In addition, the existing mills may also be eligible for listing in the National Register of Historic Places. We are consulting with the State Historic Preservation Office to ensure compliance with Section 106 of the National Historic Preservation Act.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 7413 County House Road, Auburn, New York 13021, and should be marked to the attention of Margaret A. Crawford, or by e-mail at: margaret.a.crawford@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the

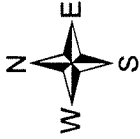
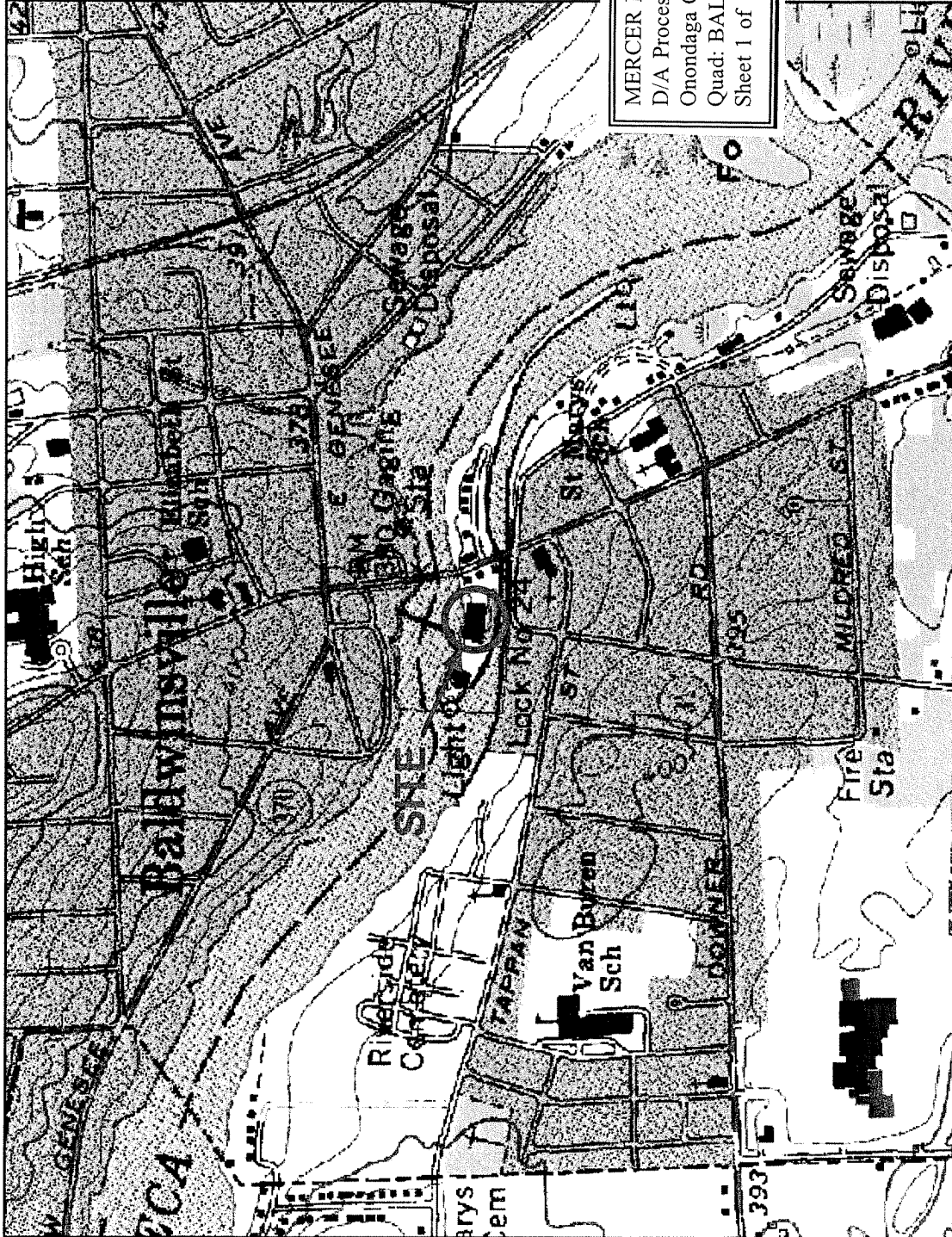
proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

SIGNED

Thomas Switala
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.



MERCER MILL DEVELOPMENT, LLC
 D/A Processing No. 88-850-14(2)
 Onondaga County, New York
 Quad: BALDWINSVILLE
 Sheet 1 of 10



Source: USGS - Baldwin'sville (NY)
 Quad, 1978, 7.5 Minute

PROJECT: **MERCER MILL RACEWAY REPAIRS**
 CLIENT: **JIM ORLANDO**
 LOCATION: **VILLAGE OF BALDWINSVILLE
 ONONDAGA COUNTY, NEW YORK**

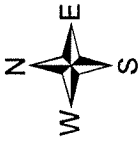
TITLE: **MERCER MILL
 SITE LOCATION MAP**
 PROJECT NO.: **2004007**
 DATE: **January 2004**

SHEET No. **FIGURE
 2**

PLUMLEY ENGINEERING, P.C.
 633 LLOYD ROAD
 BALDWINSVILLE, NY 13027
 TELEPHONE: (315) 638-8857
 FAX: (315) 638-9740
 WWW.PLUMLEYTAG.COM

**PLUMLEY
 ENGINEERING**

Edward E. Plumley, Esq.

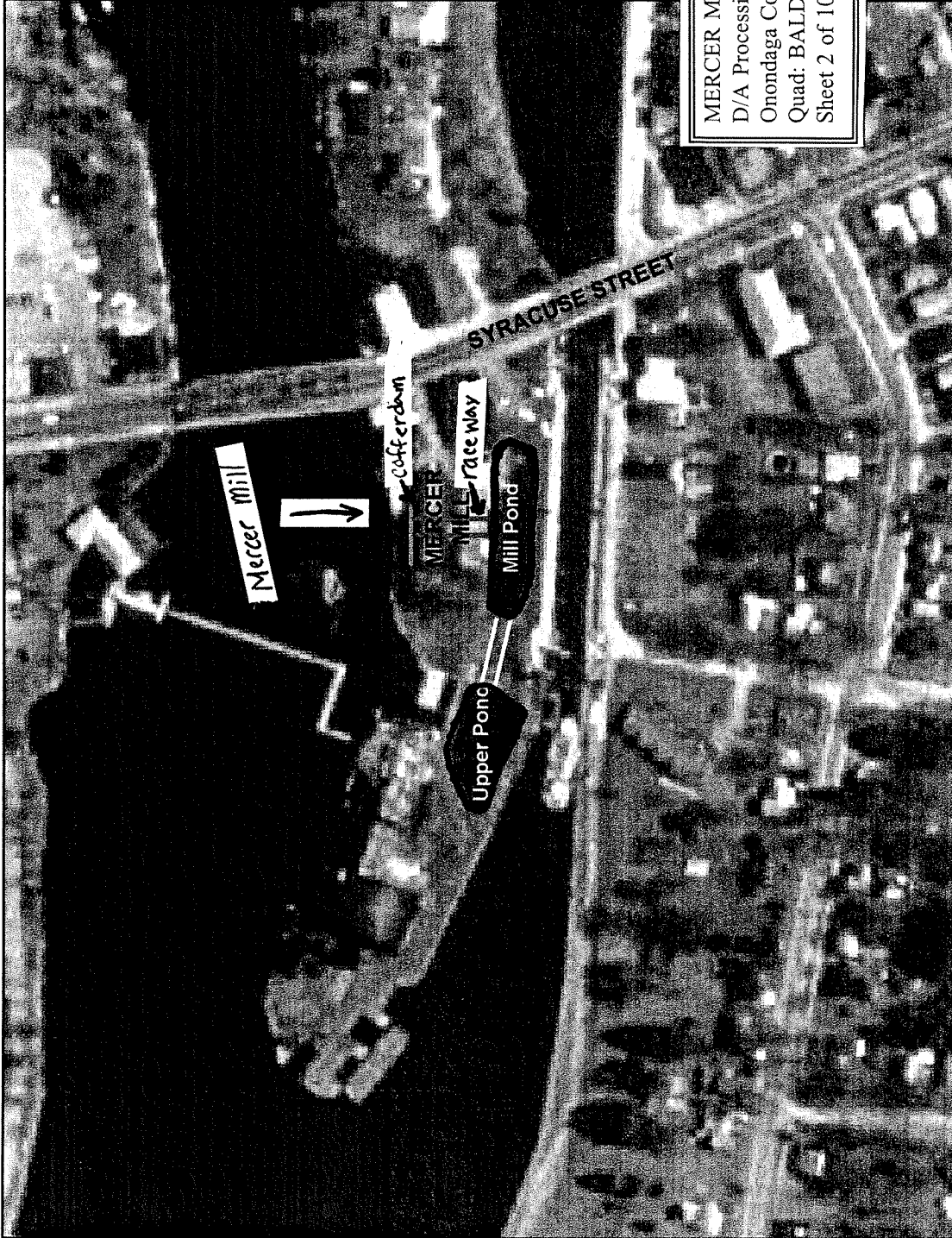


Legend

- Raceway
- ▬ 4' Culvert
- Coffey Dam
- Pond

MERCER MILL DEVELOPMENT, LLC
D/A Processing No. 88-850-14(2)
Onondaga County, New York
Quad: BALDWINVILLE
Sheet 2 of 10

Feet
0 200 400



PLUMLEY
ENGINEERING

Est. 1964

PLUMLEY ENGINEERING, P.C.
524 LOOP ROAD
BALDWINVILLE, NY 13027
TELEPHONE: (315) 638-8855
FAX: (315) 638-9740
WWW.PLUMLEYENG.COM

PROJECT:
CLIENT:
LOCATION:

MERCER MILL RACEWAY REPAIRS
JIM ORLANDO
VILLAGE OF BALDWINVILLE
ONONDAGA COUNTY, NEW YORK

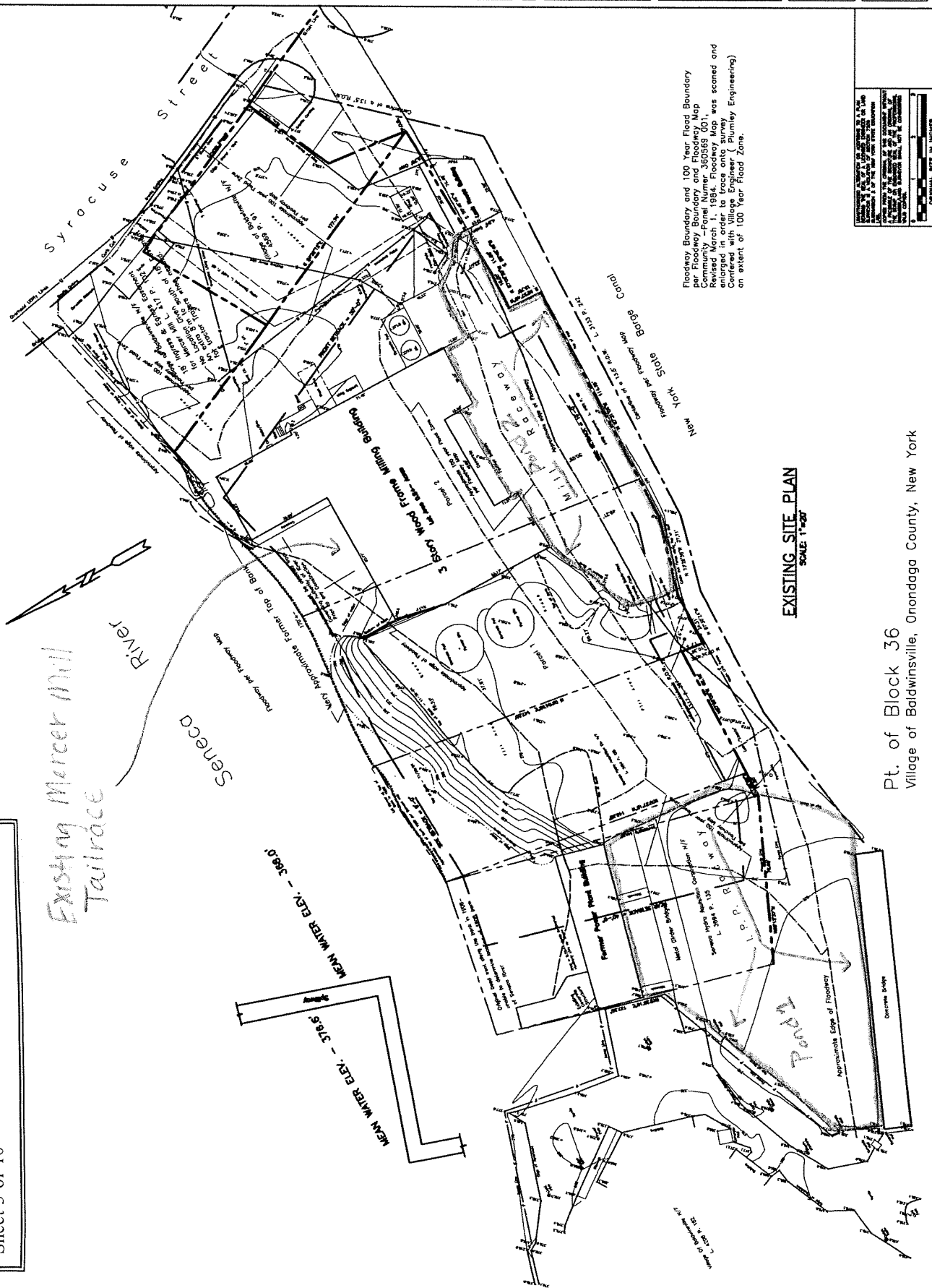
TITLE:
PROJECT No. 2004007
DATE: January 2004

MERCER MILL
SITE PLAN

SHEET No.
FIGURE 1

MERCER MILL DEVELOPMENT, LLC
D/A Processing No. 88-850-14(2)
Onondaga County, New York
Quad: BALDWINSVILLE
Sheet 3 of 10

Existing Mercer Mill
Tailrace



Pt. of Block 36
Village of Baldwinsville, Onondaga County, New York

EXISTING SITE PLAN
SCALE: 1"=20'

Floodway Boundary and 100 Year Flood Boundary per Floodway Boundary and Floodway Map Community -Panel Number 360369 001, Revised March 1, 1984. Floodway Map was scanned and enlarged in order to trace onto survey conducted with Village Engineer (Plumley Engineering) an extent of 100 Year Flood Zone.

**MERCER MILL
DEVELOPMENT**

SITE INFORMATION

4 SYRACUSE STREET
NYS ROUTE 48
VILLAGE OF BALDWINVILLE
BALDWINVILLE, NEW YORK

FILE NO.

EXISTING CONDITIONS

SHEET NUMBER

11a

ORIGINAL SIZE IN INCHES

MERCER MILL DEVELOPMENT, LLC
 D/A Processing No. 88-850-14(2)
 Onondaga County, New York
 Quad: BALDWINVILLE
 Sheet 4 of 10



ONONDAGA COUNTY, NEW YORK
 1500 STATE STREET, SUITE 200
 BALDWINVILLE, NEW YORK 13027
 (315) 338-1775 FAX

APPROVALS

PROJECT NUMBER 20031726
 DATE 1/28/04

RELEASED BY

MERCER MILL DEVELOPMENT

MERCER MILL DEVELOPMENT, LLC
 30 CONWEG STREET
 BALDWINVILLE, NEW YORK

SITE INFORMATION

4 SYRACUSE STREET
 NYS ROUTE 48
 VILLAGE OF BALDWINVILLE
 BALDWINVILLE, NEW YORK

SHEET TITLE

PROPOSED SITE PLAN

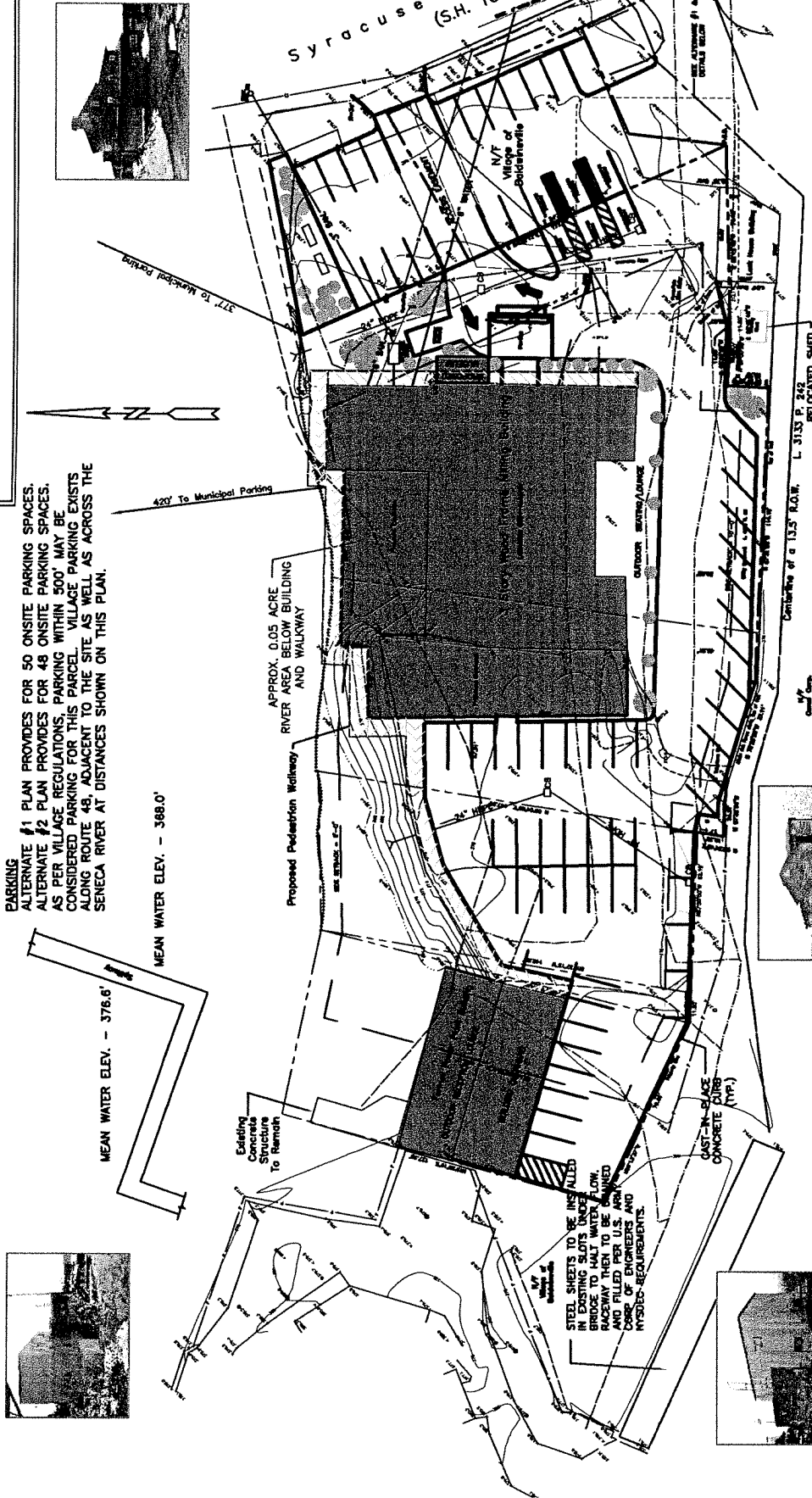
SHEET NUMBER

P-2

PARKING
 ALTERNATE #1 PLAN PROVIDES FOR 50 ONSITE PARKING SPACES.
 ALTERNATE #2 PLAN PROVIDES FOR 48 ONSITE PARKING SPACES.
 AS PER VILLAGE REGULATIONS, PARKING WITHIN 500' MAY BE
 CONSIDERED PARKING FOR THIS PARCEL. VILLAGE PARKING EXISTS
 ALONG ROUTE 48, ADJACENT TO THE SITE AS WELL AS ACROSS THE
 SENECA RIVER AT DISTANCES SHOWN ON THIS PLAN.

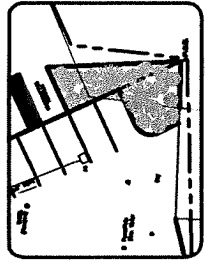
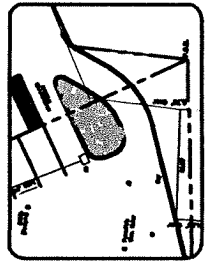
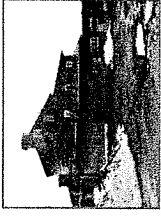
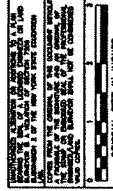
MEAN WATER ELEV. - 376.6'

MEAN WATER ELEV. - 388.0'



PROPOSED SITE PLAN
 SCALE 1"=40'

PART OF BLOCK 36
 VILLAGE OF BALDWINVILLE, ONONDAGA COUNTY, NEW YORK



ALTERNATE #2
 SCALE 1"=40'

ALTERNATE #1
 SCALE 1"=40'

ME

MECHANICAL ENGINEERING
3000 EAST 10TH STREET
BALDWINVILLE, NEW YORK 13007
(315) 366-1111
(315) 366-1112 FAX

APPROVALS

PROJECT NUMBER: 2000158
DATE: JAN 2001

DESIGNED BY: DATE:

RELEASED BY: DATE:

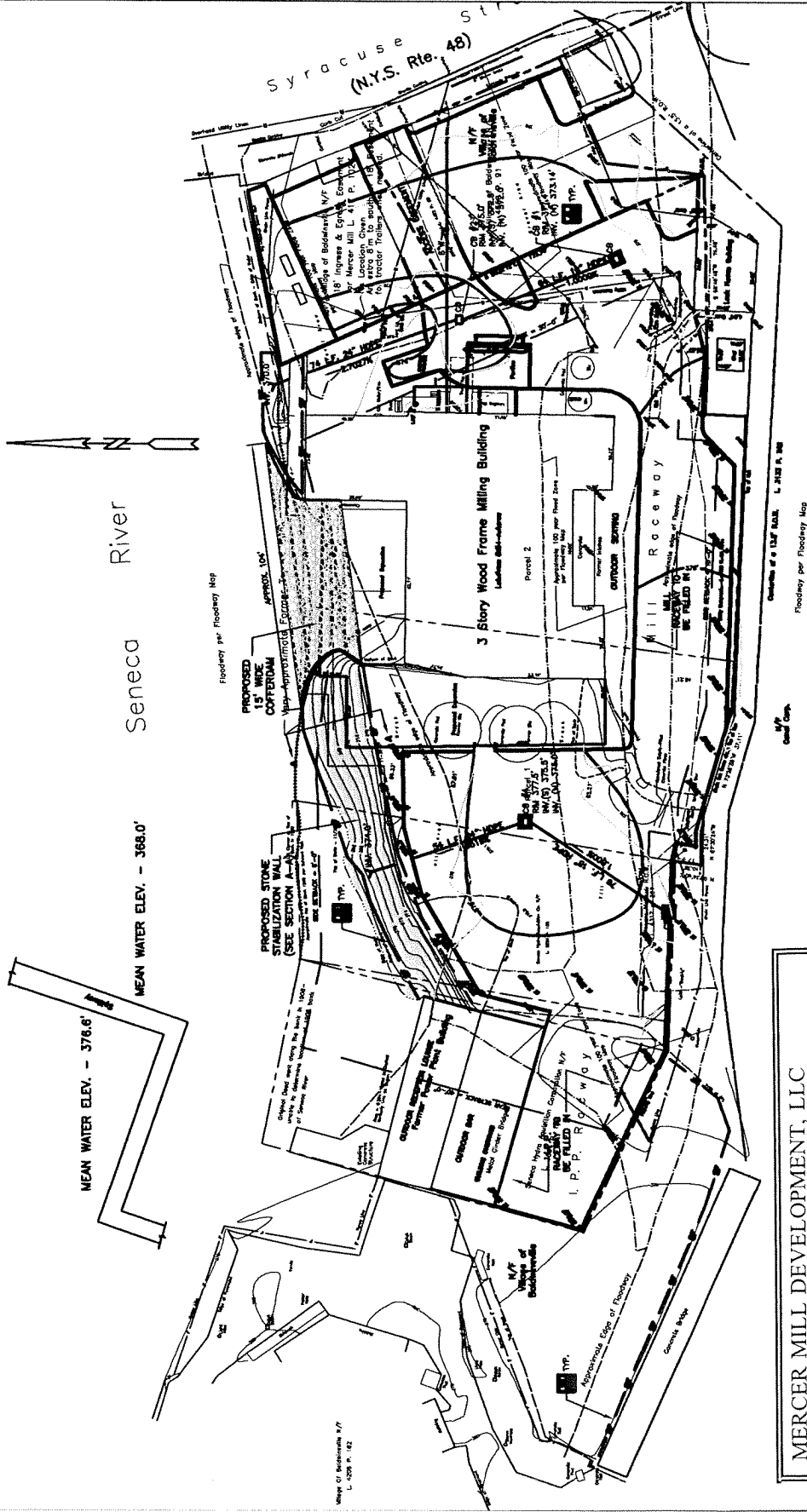
MERCER MILL DEVELOPMENT
MERCER MILL DEVELOPMENT, L.L.C.
30 OSWEGO STREET
BALDWINVILLE, NEW YORK

SITE INFORMATION

4 STRACUSE STREET
NYS ROUTE 48
VILLAGE OF BALDWINVILLE
BALDWINVILLE, NEW YORK

SHEET TITLE
GRADING & DRAINAGE PLAN
SHEET NUMBER

P-3



NOTE: CONTRACTOR TO IMPLEMENT STREET GRADING AND DRAINAGE PLAN IN ACCORDANCE WITH NYSDOT REQUIREMENTS FOR SITES LESS THAN 1 ACRE

CONTRACTOR TO FOLLOW VILLAGE CODE WITH REGARD TO FLOOD PROOFING ANY AND ALL UTILITIES SUSCEPTIBLE TO FLOOD WATERS AND LOCATED WITHIN THE FLOOD WAY LIMITS.

MERCER MILL DEVELOPMENT, LLC
D/A Processing No. 88-850-14(2)
Onondaga County, New York
Quad: BALDWINVILLE
Sheet 5 of 10

GRADING & DRAINAGE PLAN

New York State Barge Canal

MEAN WATER ELEV. - 376.6'

MEAN WATER ELEV. - 368.0'

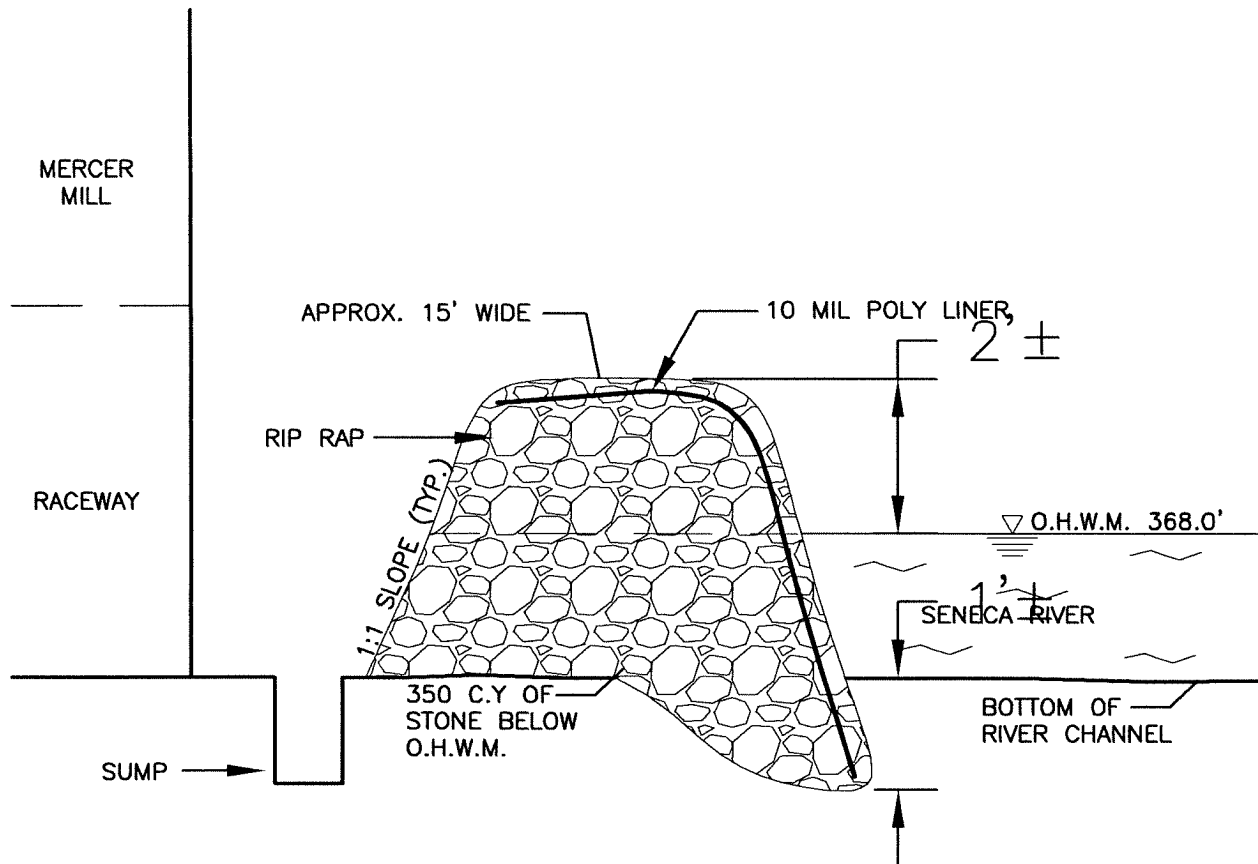
Seneca River

Syracuse St (N.Y.S. Rte. 48)

Map of Baldwinsville, N.Y. L. 4208 P. 42

NOTE:

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D/A Processing No. 88-850-14(2)
Onondaga County, New York
Quad: BALDWINSVILLE
Sheet 6 of 10



3 COFFERDAM DETAIL
P-2 NOT TO SCALE

MERCER MILL DEVELOPMENT
N.Y.S. ROUTE 48
BALDWINSVILLE, NY 13027

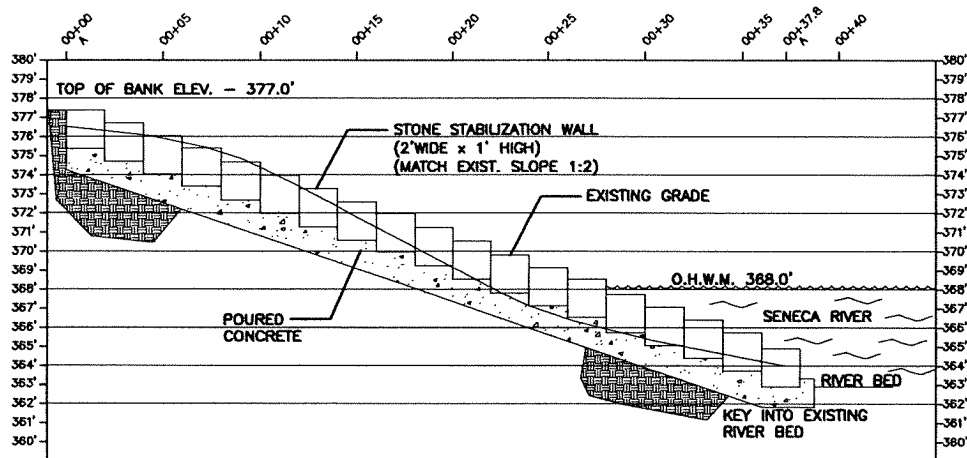
ME Project No. 2003126 SCALE: NTS

SITE MAP

MASTROIANNI ENGINEERING
P.O. BOX 836
BALDWINSVILLE, NEW YORK 13027

FIGURE 1

MERCER MILL DEVELOPMENT, LLC
D/A Processing No. 88-850-14(2)
Onondaga County, New York
Quad: BALDWINSVILLE
Sheet 7 of 10



VOLUME IMPACTED UNDER
O.H.W.M. = 260 C.Y.

STONE WALL DETAIL

4 SECTION A-A
P-2 1" = 10'

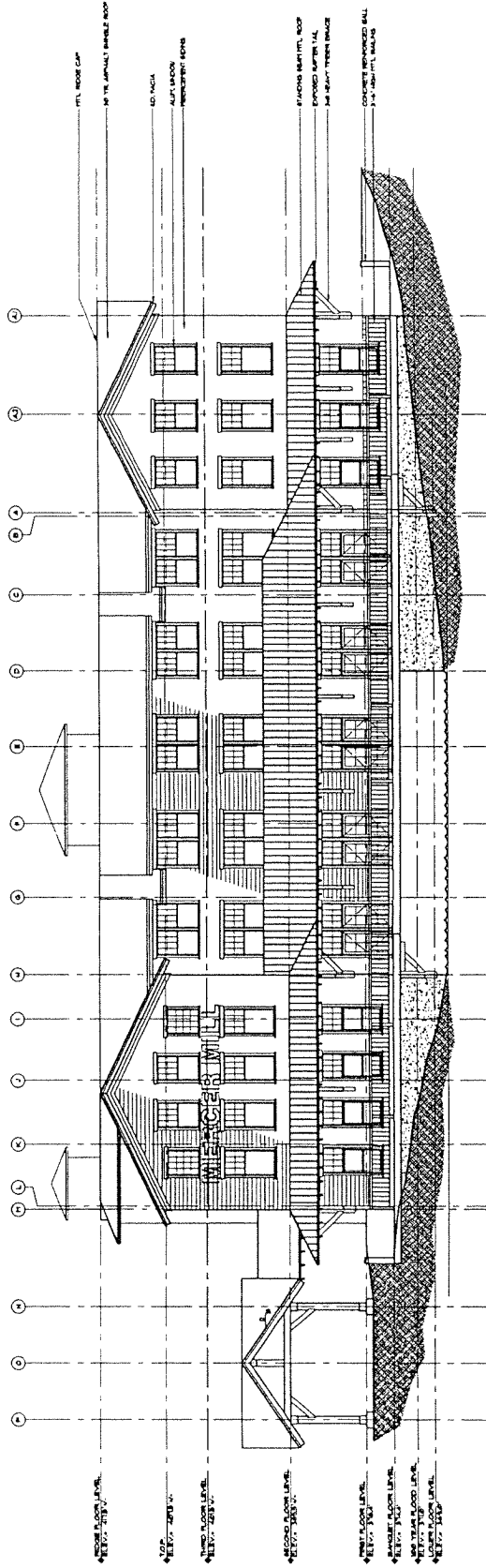
MERCER MILL DEVELOPMENT
N.Y.S. ROUTE 48
BALDWINSVILLE, NY 13027

SITE MAP

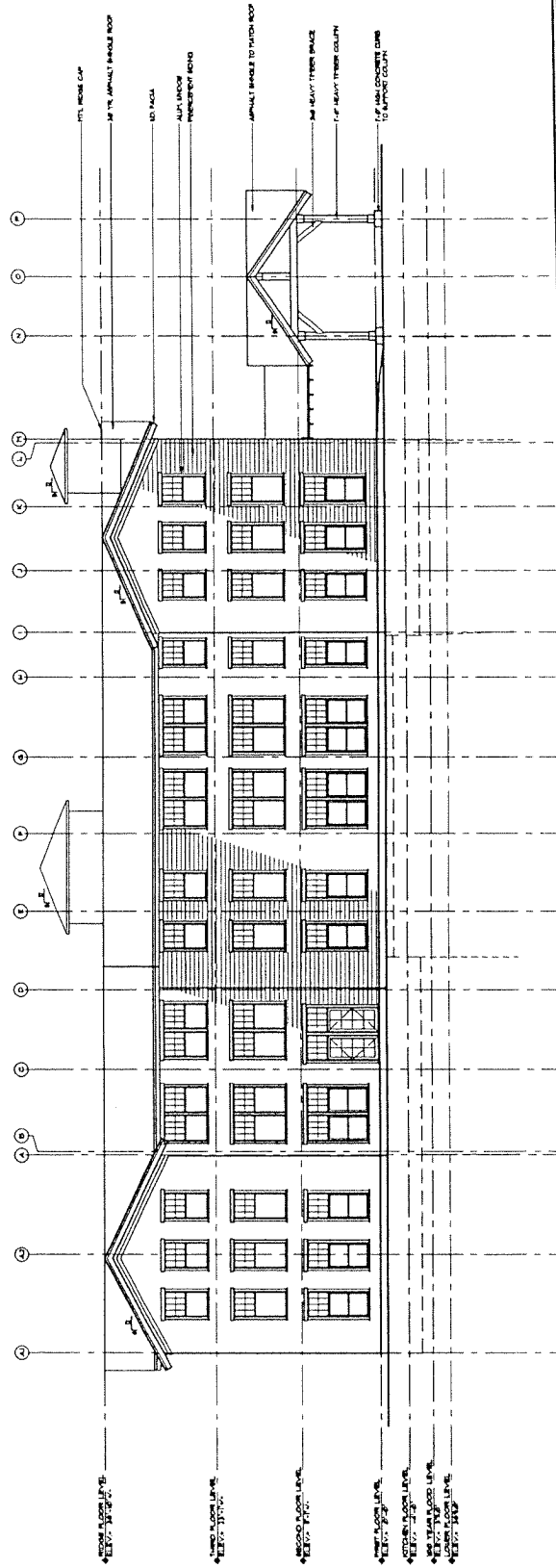
MASTROIANNI ENGINEERING
P.O. BOX 836
BALDWINSVILLE, NEW YORK 13027

FIGURE 2

ME Project No. 2003126 SCALE: 1" = 10'



10 SIDE ELEVATION
SCALE 1/8" = 1'-0"



20 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

MERCER MILL DEVELOPMENT, LLC
D/A Processing No. 88-850-14(2)
Onondaga County, New York
Quad: BALDWINVILLE
Sheet 8 of 10

THIS IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF MACKNIGHT ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MACKNIGHT ARCHITECTS.

DATE: 03-15-04
SCALE: 1/8"=1'-0"
DRAWN: JFA
PROJ. TITLE: -
ELEVATIONS

MODIFICATIONS & IMPROVEMENTS TO:
FORMER MERCER MILL
SITING: 100' W. OF
SITING: 100' W. OF
SITING: 100' W. OF

REVISIONS

NO.	DATE	BY
1	03-15-04	JFA

DATE: 03-15-04
SCALE: 1/8"=1'-0"
DRAWN: JFA
PROJ. TITLE: -
ELEVATIONS

MODIFICATIONS & IMPROVEMENTS TO:
FORMER MERCER MILL
SITING: 100' W. OF
SITING: 100' W. OF
SITING: 100' W. OF

NO.	DATE	BY
1	03-15-04	JFA

DATE: 03-15-04
SCALE: 1/8"=1'-0"
DRAWN: JFA
PROJ. TITLE: -
ELEVATIONS

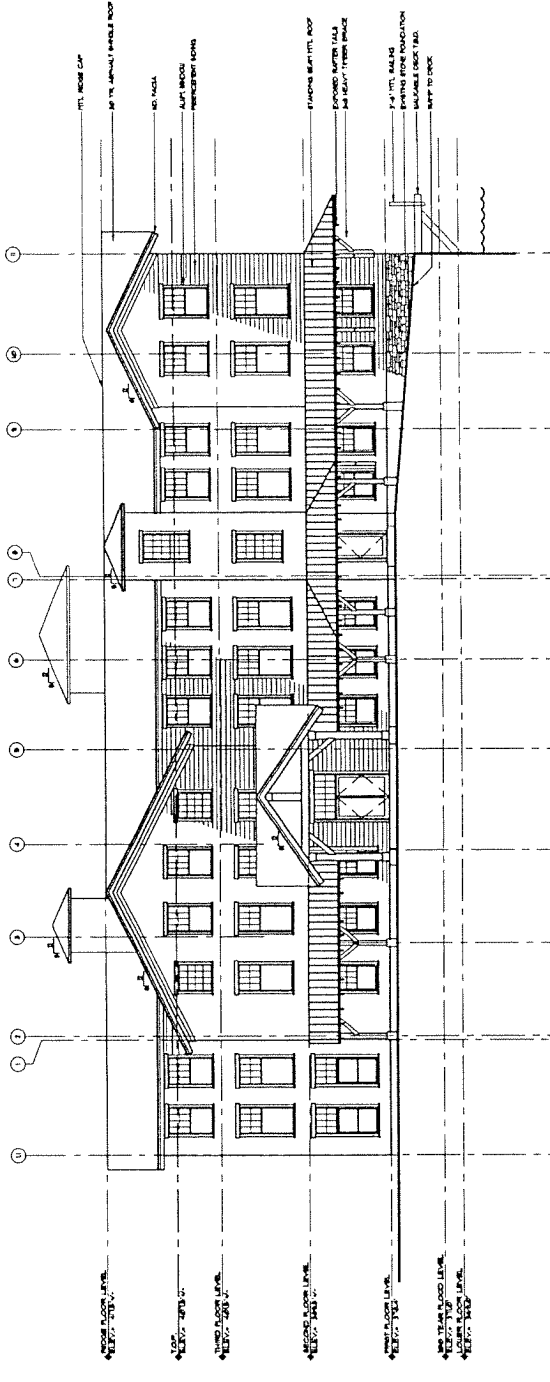
MODIFICATIONS & IMPROVEMENTS TO:
FORMER MERCER MILL
SITING: 100' W. OF
SITING: 100' W. OF
SITING: 100' W. OF

REVISIONS

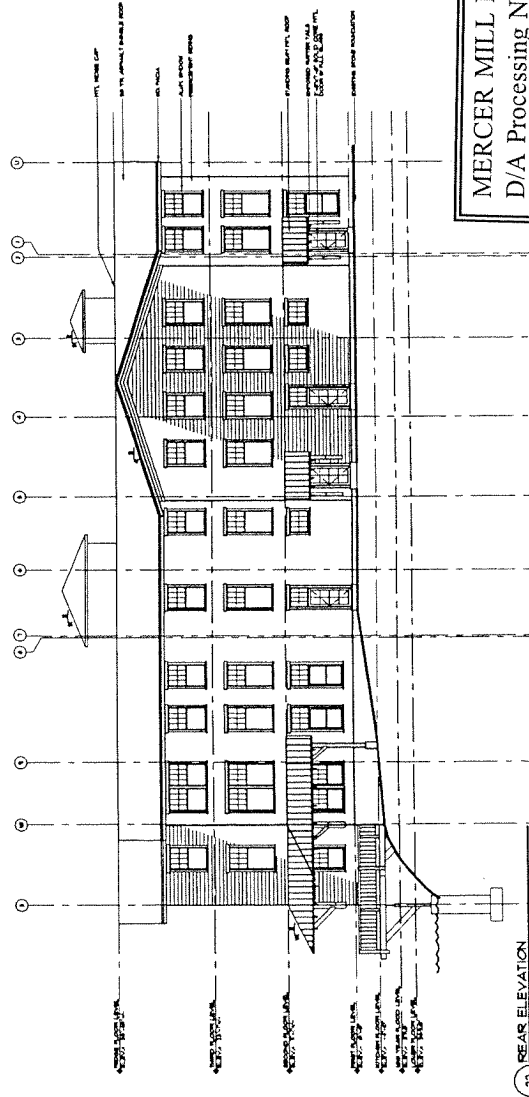
NO.	DATE	BY
1	03-15-04	JFA

DATE: 03-15-04
SCALE: 1/8"=1'-0"
DRAWN: JFA
PROJ. TITLE: -
ELEVATIONS

MERCER MILL DEVELOPMENT, LLC
D/A Processing No. 88-850-14(2)
Onondaga County, New York
Quad: BALDWINVILLE
Sheet 9 of 10



17 FRONT ELEVATION
SCALE: 1/8"=1'-0"



22 REAR ELEVATION
SCALE: 1/8"=1'-0"

